



State of Vermont  
Department of Mental Health  
Office of the Commissioner  
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Montpelier, VT 05609-1101  
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Agency of Human Services

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July 9, 2013

Donna Jerry  
Health Policy Analyst  
Green Mountain Care Board  
89 Main Street  
Montpelier, VT 05620

RE: CON Implementation Report for Middlesex Therapeutic Community Residence [Docket No. 11-106-H Emergency Certificate of Need Application for psychiatric inpatient facilities to replace the Vermont State Hospital]

Dear Ms. Jerry:

The Department of Mental Health is submitting this CON implementation report to update you on the development of Vermont's secure residential recovery facility in Middlesex. Project costs are documented in Table 1 as revised. We are requesting consideration for an amended CON to reflect the revised project cost.

Regarding the source of funds, at the time of filing the application, capital bonding was identified as the sole source of funds pending definitive information from FEMA and the State's insurance carrier. The Agency of Administration / Department of Buildings and General Services now anticipates an allocation of \$1,500,000 (ins/FEMA) for the Middlesex facility as a component of the qualifying Vermont State Hospital replacement facilities projects. As a result, the project's debt financing costs are reduced. Capital appropriations will continue to be used for construction of the Middlesex facility until insurance and FEMA receipts offset State payments.

Should you have questions on this implementation report, please contact Judy Rosenstreich of my staff at (802) 828-3815.

Sincerely,

Paul Dupre  
Commissioner

Attachments: CON Implementation Report  
Table 1 Revised

Copies: Doug Racine      Michael Obuchowski  
Frank Reed      Mike Kuhn  
Judy Rosenstreich      David Burley

**Docket No. 11-106-H**  
**Emergency Certificate of Need Application**  
**SECURE RESIDENTIAL RECOVERY FACILITY**

**The facility is licensed as a  
Therapeutic Community Residence  
and is named**

**MIDDLESEX THERAPEUTIC COMMUNITY RESIDENCE**

**CON IMPLEMENTATION REPORT**

**December 2012 - June 2013**

**Report Submitted to the**

**Green Mountain Care Board**

**July 9, 2013**

**Paul Dupre, Commissioner  
Vermont Department of Mental Health**

**Judy P. Rosenstreich, Senior Policy Advisor  
for DMH and staff to the Commissioner, prepared  
the report with input from Buildings and General  
Services and the secure residential program staff.**

The Department of Mental Health (DMH) received a Certificate of Need (CON) on December 3, 2012, to develop a 7-bed secure residential recovery facility. This CON amended the emergency CON issued June 28, 2012, for development of acute inpatient psychiatric beds at the Brattleboro Retreat, Rutland Regional Medical Center (RRMC), and the Green Mountain Psychiatric Care Center (GMPCC). The CON as amended requires DMH to file implementation reports with the Green Mountain Care Board<sup>1</sup> at three-month intervals.<sup>2</sup> This is the first implementation report for the project.

To clearly identify its location and function, the Department of Mental Health named the proposed facility the Middlesex Therapeutic Community Residence (MTCR). As described in a letter dated February 14, 2013, to Donna Jerry, Health Policy Analyst, Green Mountain Care Board, DMH reported the challenges of meeting building requirements to ensure the safety of residents while at the same time trying to achieve a therapeutic, residential environment. Certain aspects of the modular construction required unanticipated modifications in compliance with fire safety requirements. Construction took six months. Other changes eliminated ligature concerns, necessitated change orders, and caused construction delays. By mid-February, accounting estimates put the project at about \$350,000 over budget. Pre-approval of any unplanned acquisitions for the project, changes to the construction plan, and any other considerations that could result in unnecessary expenditures was required by DMH management. Hiring of a Program Director for the secure residential recovery facility on February 24, 2013, provided leadership in all aspects of planning and program development to prepare for the opening of the facility.

The construction completion date initially planned was early in 2013. Building a safe, secure, and home-like environment for this level of care proved to be more complex than originally thought. Using modular construction was successful as the facility turned out very well; however, every feature of the building's interior as well as its secure recreational yard and smaller, contemplative outdoor space with ADA-compliant metal access ramps and steps had to be examined and treated for sharp edges, ligature issues, and appropriateness for the residents who would live there for extended periods of time. Many modifications in design and construction had to be made, which contributed to increases in the projected costs and adjustments to the construction schedule. The completion date was changed three times from the initial estimate to spring and actual completion in

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<sup>1</sup> The CON was issued to DMH by the Department of Financial Regulation; however, administration of the CON process was transferred to the Green Mountain Care Board (GMCB) effective January 1, 2013. As such, the conditions and requirements of the CON must be satisfied within the rules and the jurisdiction of the GMCB going forward.

<sup>2</sup> As project development progressed, design, construction, and permitting issues impacted original cost estimates and created uncertainties in the timeline for completion and ultimate project costs. Without more definitive information to report, DMH kept in touch with GMCB Health Policy Analyst Donna Jerry, waiting to file an implementation report until a more accurate project cost could be determined and an amendment to the CON could be considered.

June.<sup>3</sup> In the final stage of project development, the Department of Public Safety / Fire Safety Division granted a Certificate of Occupancy on June 14, 2013. The first residents were admitted on June 19, 2013.

DMH estimates the construction costs for development of the Middlesex Therapeutic Community Residence to exceed the CON authorized amount by \$733,549. The reasons for this, in addition to addressing the safety and security concerns noted above, are the

- (1) interior work that was done to turn a metal, foam, and fiberglass insulated "box" with two connecting modules into a very warm, hospitable living space with bedrooms, baths, kitchens, dining rooms, living rooms, activity space, nursing areas, laundry room, visitors room, quiet room, computer room, and office space for program staff;
- (2) the investment made to improve the energy efficiency of the modular building was significant. This investment was about \$200,000 and was a requirement of the State energy code. Interestingly, this investment had a theoretical payback of about 3 years and now with the likelihood that the facility may be in use for well over 3 years this investment will pay further dividends to the State of Vermont;
- (3) building systems' work, including heating, ventilating, and air conditioning; fire protection; emergency electrical generation; and card reader and door status indicating system for security;
- (4) other construction aspects, including permitting requirements, improving the security of the outdoor yards as appropriate for a secure *residential* facility, various door hardware changes, and accommodating landscaping and screening features in accord with the judicial appeal of the State's local permit that were not planned for;
- (5) site work was much more involved than originally envisioned. Despite a construction site that is reasonably flat, the soils are not well draining; this required considerable effort to ensure drainage as well as the repair of the sod damaged from construction activities. Gas tanks for the heating system had to be buried. Further unanticipated costs involved installation of the sanitary system, and underground extension of electrical service to the new building.
- (6) work left to be done includes: (a) 14 additional parking spaces, necessary but unanticipated; (b) associated lighting; (c) a half sized basketball court and a gazebo in the large recreation yard; and (d) patching the entrance road that was crossed by the sanitary system.<sup>4</sup>

A project such as this would normally involve a much longer construction planning phase than was possible given the urgency of providing secure residential beds for the mental health system of care; in fact we essentially had

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<sup>3</sup> DMH advised the GMCB in its letter of February 14<sup>th</sup> that the projected completion date of construction was March 24<sup>th</sup> followed by staff occupancy of the building to prepare it for opening sometime in April.

<sup>4</sup> Items listed in (6) are included in the "Anticipated Additional Costs" column of the revised CON Table 1.

no design phase for this project. It is likely that given more time to plan, the accuracy of the original project cost estimates would have come closer to actual expenditures. The Total Project Cost estimate submitted in the Application for an Emergency Certificate of Need was our best estimate at the time. As it became clear that the issues specified in this implementation report would result in a significantly higher cost, the Applicant gave notice of this and now seeks a CON amendment to authorize the more realistic Total Project Cost of \$2,430,983.<sup>5</sup> The Department of Buildings and General Services has closely overseen project construction, has directed the contractor, and has collaborated with DMH on all of the programmatic, clinical, and policy concerns related to how residents will be served. Throughout project development, BGS's David Burley held weekly meetings with representatives of all the parties to coordinate, document, and resolve issues associated with development of the Middlesex Therapeutic Community Residence. Representatives at these meetings included:

- The Department of Mental Health: Judy Rosenstreich, Heidi Gee, Kathy Bushey, Greg Garner and/or Deb Olivetti. All of these employees were copied the notes whether they actually attended the meetings or not.
- The Division of Fire Safety: Stan Baranowski {Fire Marshall}, as well as others from the Division of Fire Safety that were copied notes from each week including: Michael O'Neil {Director of Fire Safety}, Wayne Dunlap {the electrical inspector}, Patrick McLaughlin {Fire Marshall}, and John Hammer {Plumbing Inspector}
- MMIC - {the contractor}: Rick Cochran, Naomi Reinhard, Renee Simons, Phil Grant and Randy North. MMIC subcontractors as needed.
- State of Vermont {BGS}: Dave Burley, with copies of notes going to: Michael Obuchowski {Commissioner}, Wanda Minoli {Deputy Commissioner}, David Jennison {District Facilities Manager}, Rick Butler {Maintenance Mechanic}, Mike Kuhn {Project Engineer III – Dave Burley's back-up as necessary}, and others on a case by case basis.
- State of Vermont {DII}: Peter Jaquith and Steve Bentley were copied on the notes, but rarely actually attended meetings.

Modifications, selection of materials, and program requirements have been addressed, recorded, and shared in these BGS weekly reports to ensure project completion in accordance with the needs of a secure residential program in compliance with all regulatory requirements.

The Department of Mental Health prepared for licensure and operation of the secure residential recovery facility. Program Director Debra Olivetti, LICSW, facilitated a group process within DMH to develop and finalize the essential elements that must be in place to open the facility, including but not limited to:

- policies and procedures;

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<sup>5</sup> The projected Total Project Cost of \$2,430,983, which includes debt financing, compares to the CON-approved amount of \$2,032,700, a difference of \$398,283.

- provision of personal care and supervision appropriate to the individual needs of every resident;
- therapeutic physical and support services environment;
- nutritional program for meals provided by an outside vendor that are appropriate to individual residents' needs as determined by age, activity, physical condition and personal preference;
- medication management, storage and dispensing to ensure that all medications and drugs are used only as prescribed by the resident's physician, properly labeled, and kept in a locked cabinet at all times;
- determination of levels of staff training, and numbers and distribution of personnel;
- medical, dental, and psychiatric care for residents in emergency situations; and
- transportation to medical and dental services as needed.

The legislative charge in Act 79 of 2012 to develop a 7-bed secure residential recovery facility defines who DMH will serve. Project development and program planning has further clarified who will be served and the role of the MTCR within the system of care.

The Middlesex Therapeutic Community Residence (MTCR) will serve seven residents in the custody of the Commissioner of Mental Health, providing a safe, secure and therapeutic, recovery oriented place for persons to live and develop life skills, aspirations and incentives to improve physical and mental health. The residence will afford consumers an opportunity to resume community life equipped with the skills that should decrease the likelihood of subsequent hospitalization. Residents will be able to work on self-identified targeted skills that will enhance life in the community. The MTCR will specifically address the needs of persons requiring continued treatment for an extended period of time, who no longer require acute inpatient care, but who remain in need of treatment within a secure setting.

The Department of Mental Health applied for licensure of the facility as a Therapeutic Community Residence (TCR) on March 22<sup>nd</sup> with the Department of Disabilities, Aging and Independent Living / Licensing and Protection Unit. The licensing agency is promulgating regulations to revise the TCR rules to include a new section to allow for licensure of a secure residential facility as a TCR. It was anticipated that the final rule would not be adopted under the Administrative Procedures Act, as amended, in time for the opening of the MTCR, necessitating the filing of an emergency rule. This was accomplished and the facility opened on June 19, 2013, as Vermont's sole secure residential recovery program unique in the mental health system of care.

An adjoining property owner filed objections to the project with Vermont Superior Court / Environmental Division, a trial court with statewide jurisdiction. Among the steps required by the resulting legal process were the Department of Mental Health's participation in a hearing before the Honorable Thomas Durkin,

Environmental Judge, on March 18<sup>th</sup>. The appellant's motion to stay construction was denied. The State was required to provide the court and parties with current site plans by April 22<sup>nd</sup>. The appellants had until May 6<sup>th</sup> to revise their statement of questions. A trial date was set for July 23<sup>rd</sup>. A resolution was reached and approved by the court prior to trial. This also resulted in some additional costs to the State that are included in the revised project costs. In response to concerns of the adjoining property owner, the State installed a wood fence, planted cedar, maple and spruce trees to form a visual and sound barrier between the private home, the back yard at issue, and the facility to serve people in the custody of the Commissioner who now have a secure yet therapeutic place to live, to develop their own sense of well being, and to prepare for their future in the community.

As presented in the CON Application, the Middlesex Therapeutic Community Residence is serving the purpose for which it was intended.

The temporary nature of the facility as built and operating in Middlesex was expected to last three years as the Department of Mental Health indicated in its Application for an Emergency Certificate of Need. The Department now expects to be able to use it for about five years, thus helping to pay back the larger than expected investment in the facility. This will allow ample time to plan for a *permanent* secure residential facility as the legislature has directed in the 2013 Capital Bill (Act No. 51 relating to capital construction and state bonding). The legislative language of Act 51, Section 40 states:

**Sec. 40. SECURE RESIDENTIAL FACILITY**

Pursuant to the Level 1 Psychiatric Care Evaluation required by the Fiscal Year 2014 Appropriations Act, Sec. E.314.2, the Commissioner of Buildings and General Services shall develop a proposal to establish a permanent secure residential facility no later than January 15, 2015.

In summary, the Department of Mental Health requests consideration of the Green Mountain Care Board to amend its Certificate of Need for the Secure Residential Recovery Facility operating in Middlesex. You may contact my staff, Judy Rosenstreich, at (802) 828-3815 for clarifications as you find necessary.

/ s /

7 / 9 / 13

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Paul Dupre, Commissioner  
Department of Mental Health

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Date

Copies: Doug Racine  
Frank Reed  
Judy Rosenstreich

Michael Obuchowski  
Mike Kuhn  
David Burley

Description	COM- Approved Amount	Expenditures 12/3/2012 - 02/28/2013	Dollars Expended to Date (06/28/2013)	Remaining Balance	% Under/Over	Approved Change Order/Contract Amount	Further Additional Costs	Comments
<b>Construction Costs</b>								
1 New Construction	\$ 1,050,000.00	\$ 525,000.00	\$ 1,683,164.80	\$ (633,164.80)	160.3%	\$ 685,345.44	\$ 13,039.67	\$ 1,748,385.11 MMIC
2 Renovation	\$ -	\$ -	\$ -	\$ -				
3 Site Work	\$ 75,000.00	\$ 28,000.00	\$ 74,897.80	\$ 102.20	99.9%	\$ -	\$ (102.20)	\$ 74,897.80 Hebert Exc. et al
3a Security Fence	\$ -	\$ 79,897.00	\$ 92,561.00	\$ (92,561.00)		\$ 92,561.00	\$ 10,000.00	\$ 102,561.00 VT Recreational Fence Co
3b Screening Fence	\$ -	\$ 6,700.00	\$ 11,242.00	\$ (11,242.00)		\$ 9,671.00	\$ 1,571.00	\$ 11,242.00 Springfield Fence Company
3c Landscaping	\$ -	\$ -	\$ 21,300.00	\$ (21,300.00)		\$ 21,300.00	\$ 4,000.00	\$ 25,300.00 Gravel Landscaping
3d 14 Parking Spaces	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 12,000.00 To be bid
3e 1/2 Size Basketball Court	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 11,000.00 To be bid
3f Entrance Road and Parking Lot Lights (5)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 20,000.00 To be bid
3g Gazebo	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 5,000.00 The Carriage Shed
4 Fixed Equipment	\$ -	\$ -	\$ -	\$ -				
5 Design/Bidding Contingency	\$ 56,250.00	\$ -	\$ -	\$ -		\$ (56,250.00)		\$ - See Architectural and Engineering fees
6 Construction Contingency	\$ 112,500.00	\$ -	\$ -	\$ 112,500.00	0.0%	\$ (112,500.00)		\$ - below
7 Construction Manager Fee	\$ -	\$ -	\$ -	\$ -				
8 Other (please specify)	\$ -	\$ -	\$ -	\$ -				
8a Washington Electric Coop	\$ -	\$ 3,445.00	\$ 3,873.40	\$ (3,873.40)		\$ 3,445.00	\$ 428.40	\$ 3,873.40 Electrical Service Entrance Work
8b Graybar Electric	\$ -	\$ -	\$ 127.00	\$ (127.00)		\$ -	\$ 127.00	\$ 127.00 Data Extension
8c Hannans (Neighbors)	\$ -	\$ -	\$ 5,000.00	\$ (5,000.00)		\$ -	\$ 5,000.00	\$ 5,000.00 Court Settlement
8d Door Security Systems	\$ -	\$ -	\$ 6,150.00	\$ (6,150.00)		\$ 6,150.00	\$ -	\$ 6,150.00 Card Reader system
8e Traffic Report (Permitting)	\$ -	\$ -	\$ 893.00	\$ (893.00)		\$ 893.00	\$ -	\$ 893.00 Traffic Impact narrative
8f Water for Pump Room (Permitting)	\$ -	\$ -	\$ 370.00	\$ (370.00)		\$ 370.00	\$ -	\$ 370.00 Water for sprinkler system tanks.
8g Cable TV	\$ -	\$ -	\$ -	\$ -		\$ 500.00	\$ -	\$ 500.00 Cable TV work
Subtotal	\$ 1,293,750.00	\$ 643,042.00	\$ 1,899,579.00	\$ (605,829.00)	146.8%	\$ 651,485.44	\$ 82,063.87	\$ 2,027,299.31
<b>Related Project Costs</b>								
1 Major Moveable Equipment	\$ -	\$ -	\$ -	\$ -				
2 Furnishings, Fixtures & Other Equip.	\$ 150,000.00	\$ -	\$ 62,763.00	\$ 87,237.00	41.8%			\$ 150,000.00
3 Architectural/Engineering Fees	\$ 20,000.00	\$ 12,241.50	\$ 14,009.50	\$ 5,990.50	70.0%	\$ (5,000.00)	\$ -	\$ 15,000.00 Grenier Engineering - Leach Field and Water Supply design
3a Traffic Analysis	\$ -	\$ -	\$ 893.34	\$ -		\$ 893.34	\$ -	\$ 893.34 Resource Systems Group
4 Land Acquisition	\$ -	\$ -	\$ -	\$ -				
5 Purchase of Buildings	\$ -	\$ -	\$ -	\$ -				
6 Administrative Expenses & Permits	\$ 50,000.00	\$ 110.00	\$ 110.00	\$ 49,890.00	0.2%	\$ (49,890.00)	\$ -	\$ 110.00 Middlesex Permit Costs
7 Debt Financing (see below)	\$ 518,950.00	\$ -	\$ -	\$ 518,950.00	0.0%	\$ (281,269.38)	\$ -	Based on Total cost at \$2,193,302.65 less \$1,500,000 FEMA funding.
8 Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -				
9 Working Capital	\$ -	\$ -	\$ -	\$ -				
10 Other (please specify)	\$ -	\$ -	\$ -	\$ -				
Subtotal	\$ 730,950.00	\$ 12,351.50	\$ 77,775.84	\$ 661,174.16	10.5%	\$ (335,266.04)	\$ -	\$ 403,683.96
Total Project Costs	\$ 2,032,700.00	\$ 655,393.50	\$ 1,977,354.84	\$ 55,345.16	97.3%	\$ 316,219.40	\$ 82,063.87	\$ 2,430,983.27 Total Project Cost with Debt
								\$ 2,193,302.65 Total Project Cost without Debt

Prepared by Dave Burley 7/9/2013

Description	CON- Approved Amount	Expenditures 12/3/2012 - 02/28/2013	Dollars Expended to Date (06/28/2013)	Remaining Balance	% Under/Over	Approved Change Order/Contract Amount	Further Additional Costs	Comments
<b>Debt Financing Expenses</b>								
1 Capital Interest	\$ 516,355.00			\$ 516,355.00	0.0%	\$ (279,862.75)	\$ 236,492.25	
2 Bond Discount or Placement Fee	\$ -			\$ -			\$ -	
3 Misc. Financing Fees & Exp. (issuance costs)	\$ 2,595.00			\$ 1,188.37	0.0%	\$ (1,406.63)	\$ 1,188.37	
4 Other	\$ -			\$ -			\$ -	
<b>Subtotal</b>	<b>\$ 518,950.00</b>			<b>\$ 518,950.00</b>	<b>0.0%</b>	<b>\$ (281,269.38)</b>	<b>\$ 237,680.62</b>	
<b>Less Interest Earnings on Funds</b>								
1 Debt Service Reserve Funds	\$ -			\$ -			\$ -	
2 Capitalized Interest Account	\$ -			\$ -			\$ -	
3 Construction Fund	\$ -			\$ -			\$ -	
4 Other	\$ -			\$ -			\$ -	
<b>Subtotal</b>	<b>\$ -</b>			<b>\$ -</b>			<b>\$ -</b>	
<b>Total Debt Financing Expenses</b>	<b>\$ 518,950.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 518,950.00</b>	<b>\$ -</b>	<b>\$ (281,269.38)</b>	<b>\$ 237,680.62</b>	

LEGEND:

Pink indicates a line item that was not considered under the original  
CON submission and that expenditures have been made against.

**STATE OF VERMONT**  
**Middlesex Therapeutic Community Residence**  
**Proposed Hospital Financing With G.O. Debt**  
**Estimated Debt Service -- 20 Years With Equal Principal Amortizations**  
**(Total Par Amount Assumes No Financing Costs Are Included)**

End of Year	Principal	Coupon Rate (1)	Interest	Semiannual Debt Service	Annual Debt Service	Cumulative Debt Service
			9,338.78	9,338.78		
1	34,665	0.40	9,338.78	44,003.88	53,342.66	53,342.66
			9,269.45	9,269.45		
2	34,665	0.74	9,269.45	43,934.55	53,204.00	106,546.65
			9,141.19	9,141.19		
3	34,665	1.09	9,141.19	43,806.29	52,947.47	159,494.13
			8,952.26	8,952.26		
4	34,665	1.43	8,952.26	43,617.36	52,569.62	212,063.75
			8,704.41	8,704.41		
5	34,665	1.77	8,704.41	43,369.51	52,073.91	264,137.66
			8,397.62	8,397.62		
6	34,665	2.04	8,397.62	43,062.72	51,460.34	315,598.00
			8,044.04	8,044.04		
7	34,665	2.32	8,044.04	42,709.14	50,753.17	366,351.18
			7,641.92	7,641.92		
8	34,665	2.59	7,641.92	42,307.02	49,948.94	416,300.12
			7,193.01	7,193.01		
9	34,665	2.87	7,193.01	41,858.11	49,051.12	465,351.24
			6,695.56	6,695.56		
10	34,665	3.14	6,695.56	41,360.66	48,056.23	513,407.46
			6,151.32	6,151.32		
11	34,665	3.22	6,151.32	40,816.42	46,967.74	560,375.21
			5,593.21	5,593.21		
12	34,665	3.29	5,593.21	40,258.31	45,851.53	606,226.74
			5,022.97	5,022.97		
13	34,665	3.37	5,022.97	39,688.07	44,711.05	650,937.78
			4,438.87	4,438.87		
14	34,665	3.44	4,438.87	39,103.97	43,542.83	694,480.61
			3,842.63	3,842.63		
15	34,665	3.52	3,842.63	38,507.73	42,350.35	736,830.97
			3,232.52	3,232.52		
16	34,665	3.59	3,232.52	37,897.62	41,130.14	777,961.11
			2,610.28	2,610.28		
17	34,665	3.66	2,610.28	37,275.38	39,885.66	817,846.77
			1,975.91	1,975.91		
18	34,665	3.73	1,975.91	36,641.01	38,616.92	856,463.69
			1,329.41	1,329.41		
19	34,665	3.80	1,329.41	35,994.51	37,323.91	893,787.61
			670.77	670.77		
20	34,665	3.87	670.77	35,335.87	36,006.64	929,794.25
Total	693,302		236,492.25	929,794.25	929,794.25	

1,188.37

(1) Based on the MMD "Aaa (pure)" scale as of Jan. 4, 2010 plus 10 basis points in each year.

# Middlesex Therapeutic Community Residence

1078 U.S. Route 2  
Middlesex, Vermont



**MMIC**

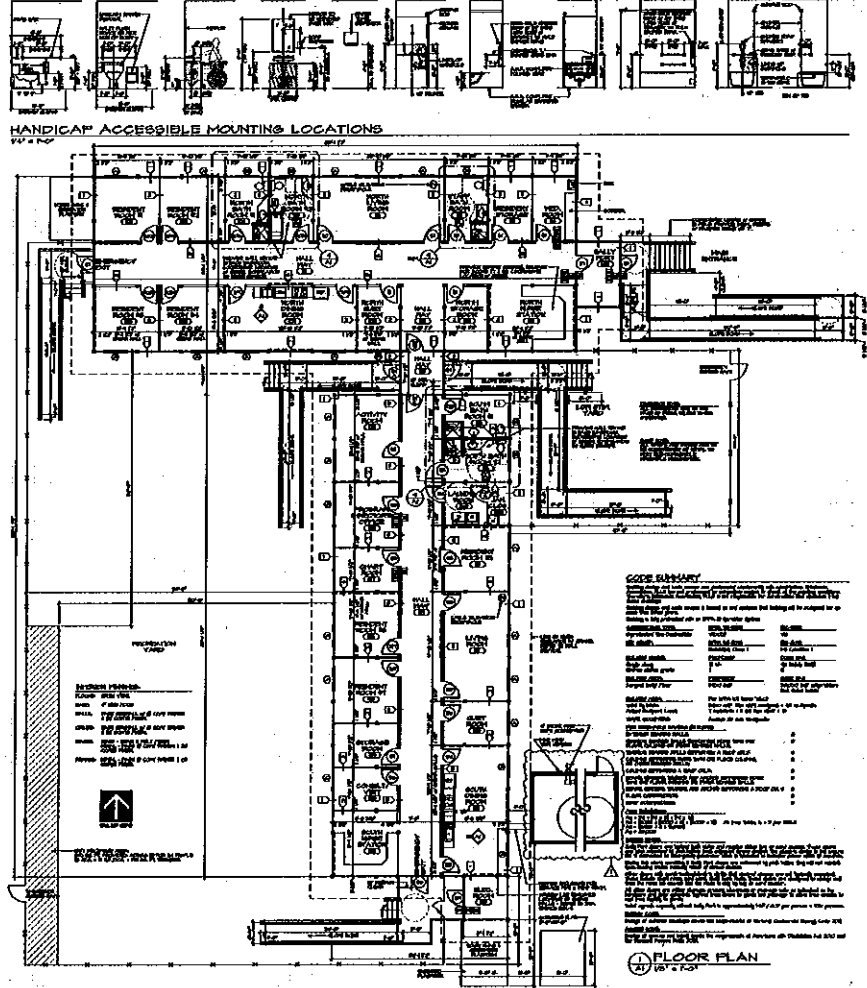
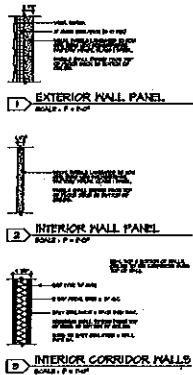
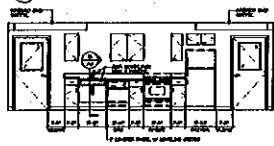
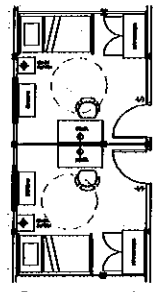
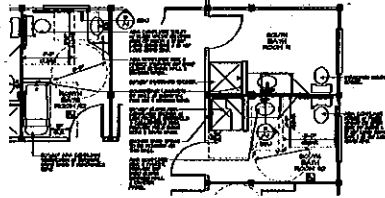
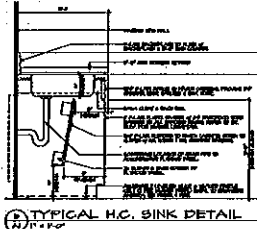
2176 Portland Street, Suite 4  
St. Johnsbury, VT 05819

**EHDanson**  
Associates



**Architects**

357 Western Avenue  
Suite 104  
P.O. Box 4099  
St. Johnsbury, Vermont 05819  
tel 802 748 5229  
fax 802 748 1085  
web [www.ehdanson.com](http://www.ehdanson.com)



**CODE SUMMARY**

DESCRIPTION	REMARKS
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.	
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.	
3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.	
4. ALL FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.	
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).	
6. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE.	
7. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE MECHANICAL CODE.	
8. ALL PAINTS AND COATINGS SHALL BE OF QUALITY AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.	
9. ALL GLASS SHALL BE SAFETY GLASS AND INSTALLED IN ACCORDANCE WITH THE GLASS CODE.	
10. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE ROOFING CODE.	
11. ALL FLOORING SHALL BE IN ACCORDANCE WITH THE FLOORING CODE.	
12. ALL CEILING SHALL BE IN ACCORDANCE WITH THE CEILING CODE.	
13. ALL WALLS SHALL BE IN ACCORDANCE WITH THE WALL CODE.	
14. ALL DOORS SHALL BE IN ACCORDANCE WITH THE DOOR CODE.	
15. ALL WINDOWS SHALL BE IN ACCORDANCE WITH THE WINDOW CODE.	
16. ALL STAIRS SHALL BE IN ACCORDANCE WITH THE STAIR CODE.	
17. ALL ELEVATORS SHALL BE IN ACCORDANCE WITH THE ELEVATOR CODE.	
18. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE CODE.	
19. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE LIGHTING CODE.	
20. ALL HEATING AND COOLING SHALL BE IN ACCORDANCE WITH THE HEATING AND COOLING CODE.	
21. ALL VENTILATION SHALL BE IN ACCORDANCE WITH THE VENTILATION CODE.	
22. ALL SOUND AND VIBRATION SHALL BE IN ACCORDANCE WITH THE SOUND AND VIBRATION CODE.	
23. ALL ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA).	
24. ALL ENERGY EFFICIENCY SHALL BE IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.	
25. ALL FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE FIRE PROTECTION CODE.	
26. ALL SAFETY SHALL BE IN ACCORDANCE WITH THE SAFETY CODE.	
27. ALL ENVIRONMENTAL QUALITY SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL QUALITY CODE.	
28. ALL HISTORIC PRESERVATION SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION CODE.	
29. ALL TRANSPORTATION SHALL BE IN ACCORDANCE WITH THE TRANSPORTATION CODE.	
30. ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE UTILITIES CODE.	

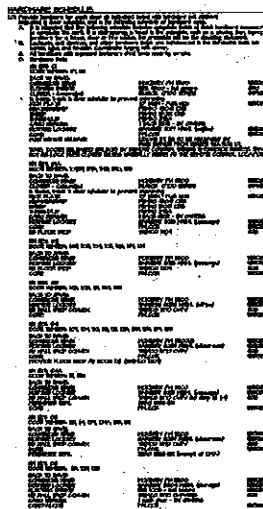
Architects

**MMIC**

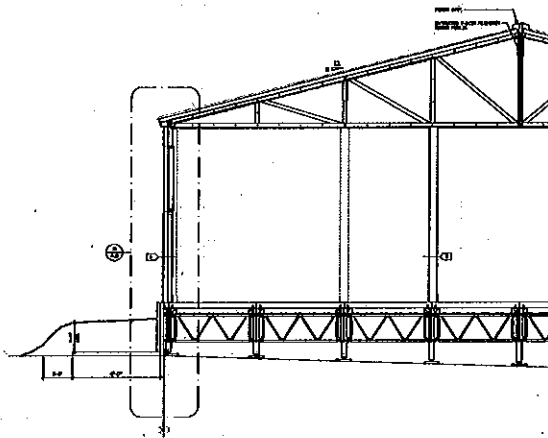
PROPOSED NEW FACILITY FOR  
Middlesex Therapeutic  
Community Residence  
1075 U.S. ROUTE 2  
MIDDLESEX, CONNECTICUT

NO.	DATE	REVISION	BY	CHKD.
1	10/1/80	AS NOTED	MMIC	MMIC
2	10/1/80	AS NOTED	MMIC	MMIC
3	10/1/80	AS NOTED	MMIC	MMIC
4	10/1/80	AS NOTED	MMIC	MMIC
5	10/1/80	AS NOTED	MMIC	MMIC
6	10/1/80	AS NOTED	MMIC	MMIC
7	10/1/80	AS NOTED	MMIC	MMIC
8	10/1/80	AS NOTED	MMIC	MMIC
9	10/1/80	AS NOTED	MMIC	MMIC
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29	10/1/80	AS NOTED	MMIC	MMIC
30	10/1/80	AS NOTED	MMIC	MMIC

**A1**



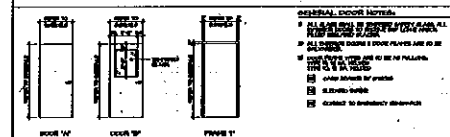
**TYPICAL RAILING SECTION**



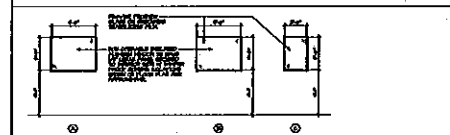
1 TYPICAL PARTIAL BUILDING SECTION  
A3 1/2" = 1'-0"

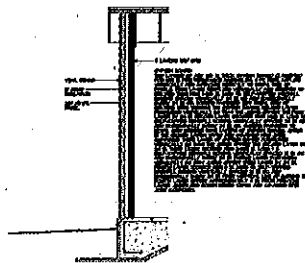
• DOOR SCHEDULE •													
No.	DESCRIPTION	DOOR					FRAME			HARDWARE	REMARKS		
		M	F	T	TH	FR	FIN.	LAB.	FIN.			TYPE	
100	ENTRY DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
101	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
102	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
103	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
104	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
105	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
106	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
107	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
108	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
109	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
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112	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
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118	REARDOOR DOOR	DOF	DOF	DOF	DOF	DOF	A	DOF	1	1	FIN.	1	DOOR VACUUM PANEL
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## • DOOR & FRAME ELEVATIONS •

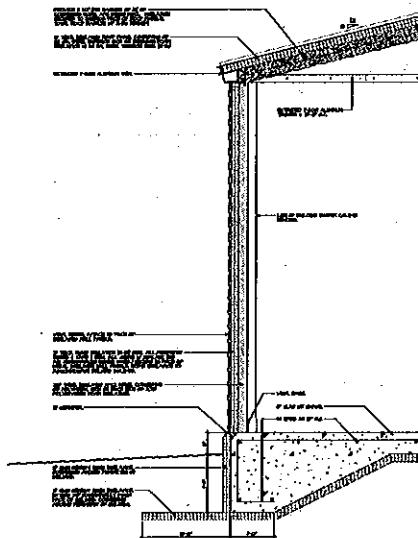


### • WINDOW ELEVATIONS •

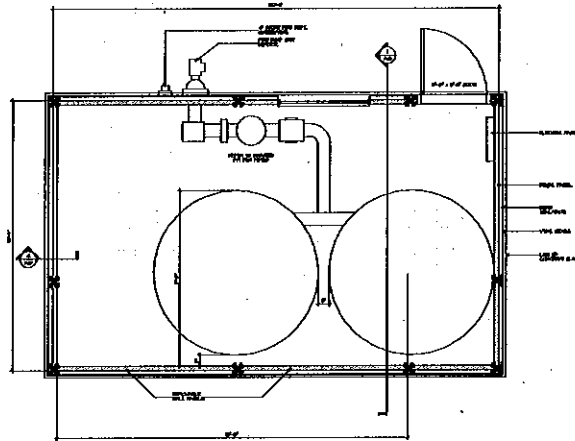




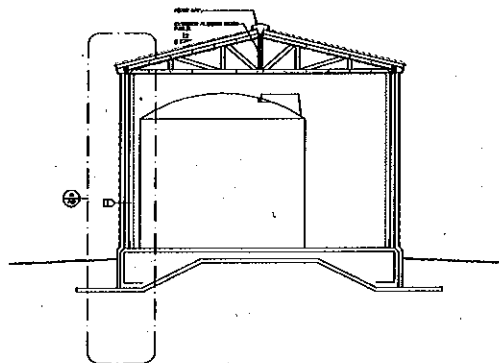
2 HOUR WALL ASSEMBLY-UL V682 (SIMILAR)  
NOT TO SCALE



WALL SECTION @ PUMP HOUSE  
NOT TO SCALE



PUMP HOUSE FLOOR PLAN  
1/8" = 1'-0"



PUMP HOUSE BUILDING SECTION  
1/8" = 1'-0"

<b>MMIC</b> Architects 271 North Street, Suite 4 St. Johnsbury, VT 05818	
PROPOSED NEW FACILITY FOR <b>Middlesex Therapeutic          Community Residence</b> 1075 U.S. ROUTE 2 MIDDLESEX, VERMONT	
SCALE AS NOTED 1/8" = 1'-0"	REVISION 1. PUMP HOUSE FLOOR PLAN 2. PUMP HOUSE BUILDING SECTION 3. PUMP HOUSE WALL SECTION
DATE 10/10/00	DRAWN BY J. J. JONES
CHECKED BY J. J. JONES	
PUMP HOUSE PLAN AND SECTIONS	
SHEET NUMBER <b>A3</b>	